	Total Card /	Total Parcel
APPRAISED:	644,700 /	644,700
USE VALUE:	644,700 /	644,700
ASSESSED:	644,700 /	644,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		FABYAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC ELENEY GERTRUDE+MICHAEL	
Owner 2:	MC ELENEY PATRICK/TRUSTEES	
Owner 3:		
Street 1:	33 FABYAN ST	
Street 2:	GERTRUDE E MC ELENEY TRUST	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Stucco Exterior and 1106 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	188,900	4,300	451,500	644,700
Total Card	0.172	188,900	4,300	451,500	644,700
Total Parcel	0.172	188,900	4,300	451,500	644,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 583.12 | /Parcel: 583.1

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0002-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	188,900	4300	7,500.	451,500	644,700	644,700	Year End Roll	12/18/2019
2019	101	FV	175,200	4300	7,500.	458,000	637,500	637,500	Year End Roll	1/3/2019
2018	101	FV	175,200	4300	7,500.	341,900	521,400	521,400	Year End Roll	12/20/2017
2017	101	FV	175,200	4300	7,500.	309,600	489,100	489,100	Year End Roll	1/3/2017
2016	101	FV	175,200	4300	7,500.	296,700	476,200	476,200	Year End	1/4/2016
2015	101	FV	163,800	4300	7,500.	251,600	419,700	419,700	Year End Roll	12/11/2014
2014	101	FV	163,800	4300	7,500.	238,700	406,800	406,800	Year End Roll	12/16/2013
2013	101	FV	163,800	4300	7,500.	227,000	395,100	395,100	Year End Roll	12/13/2012

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 7497

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCELENEY GERTRU	1161-120		9/18/1996			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2016	544	Re-Roof	21,597					reroof

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	BS	Barbara S
12/5/2008	Meas/Inspect	163	PATRIOT
3/25/2000	Inspected	201	PATRIOT
1/26/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: | VERIFICATION OF VISIT NOT DATA | ___/____/__

Legal Description

User Acct	59377
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Insp Date	10/29/18
Land Unit Type:	

!7497!

PRINT

Date	Time
12/10/20	22:07:38

LAST REV

Date	Time
05/07/19	14:25:12
apro	

USER DEFINED

Prior Id # 1:	59377
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	5										451,500						451,500	

| Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,500 | Spl Credit | Total: 451,500 |

EXTERIOR INFORMATION

Field	Value
Type:	5 - Cape
Sty Ht:	1A - 1 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	1 - Wood Shingl 30 %
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C - Average
Year Blt:	1950 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO Central Vac: NO
% Com Wall:	% Sprinkled:

BATH FEATURES

Field		Rating
Full Bath	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

OTHER FEATURES

Field		Rating
Kits:	1	Rating: Average
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	31	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	273837
Depreciation:	84889
Depreciated Total:	188947

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 3			Baths: 1			HB		

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	80.38
Final Total:	188900	Val/Su SzAd	156.27

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	940	141.740	133,232
BMT	Basement	828	48.050	39,784
ATC	Attic	269	141.740	38,099
WDK	Deck	213	10.690	2,278
EFP	Enclos Porch	100	54.440	5,444

	Net Sketched Area:	2,350	Total:	218,837
Size Ad	1208.7999	Gross Are	2849 FinArea	1106

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20		

IMAGE

MOBILE HOME

Make:	Model:	Serial #:	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0002-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	15X21	A	AV	1950	22.94	T	40	101			4,300		4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300